

**NEW FAIRFIELD ZONING BOARD OF APPEALS
NEW FAIRFIELD, CT 06812**

**MEETING
June 16, 2016
LEGAL NOTICE AND AGENDA**

Notice is hereby given that the New Fairfield Zoning Board of Appeals will hold a public hearing followed by a business session on **Thursday, June 16, 2016** at 7:00 p.m. in the **Community Room at the New Fairfield Public Library, 2 Brush Hill Road**, regarding the following applications and appeals.

Application # 13-16: Vanderheyden, 49 Knollcrest Road, for variances to Zoning Regulations, 3.2.5A&B, 3.2.6B Side Setback to 10', 3.2.6C Rear Setback to 33.5', 3.2.11, 7.1.1.1A,B&C, and 7.2.3A,B,&E for the purpose of demolishing an existing house and constructing a new single family house. Zoning District: R-44; Map: 10; Block: 3; Lot: 86.4

Application # 14-16: Vasquez, 35 Ilion Road, for variances to Zoning Regulations, 3.2.5A&B, 3.2.6B Side Setback to 9', 3.2.11, 7.1.1.1A,B&C, 7.2.3A&B for the purpose of adding an attached one-car garage. Zoning District: R-44; Map: 35; Block: 10; Lot: 9 & 10, 16-19.

Application # 15-16: Forster, 6 Cecelia Lane, for variances to Zoning Regulations 3.2.5A&B, 3.2.6B Side Setback to 5', 3.2.6C Rear Setback to 15', 3.2.11, 7.1.1.1A,B&C and 7.2.3A,B&E for the purpose of adding a second floor and building an open deck on the first floor. Zoning District: R-44; Map: 10; Block: 8; Lot: 13.

Application # 16-16: Nelson, 22 Cornell Road, for variances to Zoning Regulations 3.1.6B Side Setback to 23' for the purpose of constructing a new deck in the front and rear of house. Zoning District: R-88; Map: 17; Block: 3; Lot: 1.51.

Application # 17-16: Bonney, 56 Wood Creek Road, for variances to Zoning Regulations 3.2.5A&B, 3.2.6A Front Setback to 9', 3.2.6B Side Setbacks to 21.3' (south) and 55.3' (north), 3.2.6C Rear Setback to 19.1', 3.2.11, 7.1.1.1A,B&C and 7.2.3A,B&E for the purpose of constructing a new single family house. Zoning District: R-44; Map: 25; Block: 11; Lot: 4.

Regulations Key: 7.2.3A, B, & E Nonconforming use of building or structure, nonconforming buildings or structure; 3.1.5 & 3.2.5A&B Minimum lot area; Minimum lot frontage; 3.1.6 & 3.2.6 Minimum Buildings and Structure Setbacks; 3.1.11 & 3.2.11 Minimum lot dimension; 3.2.7 Maximum lot coverage, 7.1 Nonconforming Lot, and 7.1.1.1 Nonconforming Improved Lot.

Joe DePaul, Chairman
JDP/jmb

PUBLISH DATES: June 2nd and June 9th of the Town Tribune